

**SUMTER COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** Resolution to Revise the State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP) to Remove Foreclosure Prevention and Rent Deposits Strategies (Staff recommends approval).

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**REQUESTED ACTION:** Approve resolution to revise the LHAP to remove Foreclosure Prevention and Rent Deposits Strategies.

☐ Work Session (Report Only)    **DATE OF MEETING:** 7/12/2011  
☒ Regular Meeting                      ☐ Special Meeting

**CONTRACT:** ☒ N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_                                      Termination Date: \_\_\_\_\_  
Managing Division / Dept: Housing Department

**BUDGET IMPACT:** \_\_\_\_\_

☐ Annual                      **FUNDING SOURCE:** \_\_\_\_\_  
☐ Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
☒ N/A

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**HISTORY/FACTS/ISSUES:**

The State Housing Initiatives Partnership (SHIP) program is through a dedicated trust fund for housing. The funds are distributed through the Florida Housing Finance Corporation and are based on revenues from Documentary Stamps for all approved counties and eintitlement cities in Florida. The Housing Department submitted a three year Local Housing Assistance Plan (LHAP) encompassing 2010/2011, 2011/2012 and 2012/2013 for approval by resolution to the Sumter Board of County Commissioners (BOCC) on April 27, 2010. The LHAP was approved by the BOCC and Florida Housing Finance Corporation for the following strategies;

Emergency Repair

Rehab/Replacement

Down Payment Assistance

Disaster Mitigation

Foreclosure Prevention

Rent Deposits

The foreclosure prevention strategy has not been utilized by the residents of Sumter County since the inception of the LHAP. Now that Florida Housing Finance Corporation has opened up the Hardest Hit program to all Florida residents, homeowners have the opportunity to apply online and receive assistance to stay in their homes. The rent deposit strategy has been utilized but is not productive to the future of the Housing Department, which is now moving in the direction of assisting homeowners only with the most successful strategies, which are emergency repair, rehab/replacement and down payment assistance.

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Staff recommends approval of the attached resolution to revise the LHAP to remove the following two

strategies from the LHAP:

Foreclosure Prevention

Rent Deposits

For informational purposes only:

There are technical revisions (highlighted in yellow) to the LHAP to include legislative intent regarding SHIP funds not to be used for construction as follows:

Legislative Language Governing FY 2011-12

(2) Notwithstanding ss. 420.507(22)(a) and (23)(a), 420.5087(6)(l), 420.5088, 420.5095, and 420.9075(1)(b) and (5)(b), Florida Statutes, funds from the State Housing Trust Fund or the Local Government Housing Trust Fund that are appropriated for use in the State Apartment Incentive Loan Program, Florida Homeownership Assistance Program, Community Workforce Housing Innovation Pilot Program, or the State Housing Initiatives Partnership Program may not be used to:

(a) Finance or otherwise assist the construction or purchase of housing sold to eligible individuals, unless the housing unit being sold had an initial certificate of occupancy prior to December 31, 2010; or

(b) Finance or otherwise assist in the construction or purchase of rental housing, unless the development being financed or assisted received its initial certificate of occupancy prior to December 31, 1996.

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